

Economic Indicators

Loudoun County, Virginia

April 2002

| | Reporting Period | Current Period | Current Year-to-Date | Last Year-to-Date | Percent Change |
|--|---------------------|-------------------|-------------------------|----------------------|-------------------|
| New Residential Construction | | | | | |
| New Residential Units Permitted | March 2002 | 311 | 1,019 | 1,699 | -40.0% |
| Single Family Detached Units Permitted | March 2002 | 152 | 509 | 525 | -3.0% |
| Single Family Attached Units Permitted | March 2002 | 89 | 342 | 484 | -29.3% |
| Multifamily Units Permitted | March 2002 | 70 | 168 | 690 | -75.7% |

Source: Loudoun County Department of Building and Development

| | | | | | |
|--|------------|---------|---------|---------|--------|
| New Nonresidential Construction | | | | | |
| Office SF Permitted | March 2002 | 328,710 | 428,186 | 697,725 | -38.6% |
| Flex/Industrial SF Permitted | March 2002 | 0 | 4,446 | 269,184 | -98.3% |
| Retail SF Permitted | March 2002 | 219,790 | 224,540 | 110,060 | 104.0% |
| Other SF Permitted | March 2002 | 6,383 | 22,143 | 63,220 | -65.0% |
| Taxable SF Permitted | March 2002 | 102,537 | 177,057 | 255,261 | -30.6% |
| Nontaxable SF Permitted | March 2002 | 308,980 | 385,756 | 536,020 | -28.0% |
| | March 2002 | 19,730 | 42,430 | 161,705 | NA |

| | | | | | |
|---|------------|--------------|------------|--------------|--------|
| Total Value Nonresidential Construction | March 2002 | \$32,922,023 | 59,164,143 | \$52,888,976 | 11.9% |
| Value of New Buildings | March 2002 | \$20,402,432 | 26,928,432 | \$43,753,500 | -38.5% |
| Value of Alterations/Additions | March 2002 | \$12,519,591 | 32,235,711 | \$9,135,476 | 252.9% |

| | | | | | |
|--|------------|-------------|------------|--------------|--------|
| Route 28 Taxing District SF Permitted | March 2002 | 222,982 | 240,532 | 323,795 | -25.7% |
| Value of Route 28 Permitted Construction | March 2002 | \$7,207,550 | 21,556,198 | \$20,132,632 | 7.1% |

Source: Loudoun County Department of Building and Development

| | | | | | |
|------------------------|---------------|-----|-------|-------|--------|
| Housing Sales | | | | | |
| | December 2001 | 740 | 9,110 | 8,797 | 3.6% |
| Single Family Detached | December 2001 | 332 | 3,940 | 4,443 | -11.3% |
| Single Family Attached | December 2001 | 344 | 4,024 | 3,445 | 16.8% |
| Condominium | December 2001 | 64 | 1,146 | 909 | 26.1% |

Source: Loudoun County Department of Financial Services

| | | | | | |
|--|--------------|-----------|-----------|-----------|--------|
| Washington Dulles International Airport | | | | | |
| Total Passengers | January 2002 | 1,188,993 | 1,188,993 | 1,325,865 | -10.3% |
| International Passengers | January 2002 | 245,571 | 245,571 | 269,901 | -9.0% |
| Total Freight (metric tonnes) | January 2002 | 23,269 | 23,269 | 29,046 | -19.9% |

Source: Metropolitan Washington Airports Authority

| | | | | | |
|-----------------------------|------------------|-----------|-------------|-------------|------|
| Taxable Sales (000s) | 4th Quarter 2001 | \$752,998 | \$2,648,166 | \$2,489,614 | 6.4% |
|-----------------------------|------------------|-----------|-------------|-------------|------|

Source: Virginia Department of Taxation

Loudoun County Department of Economic Development
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Loudoun County, Virginia

April 2002

| | Reporting Period | Current Period | Last Period | Same Period Previous Year | Percent Change |
|-------------------------------|------------------|----------------|-------------|---------------------------|----------------|
| Average Housing Prices | December 2001 | \$316,954 | \$310,215 | \$283,362 | 11.9% |
| Single Family Detached | December 2001 | \$427,097 | \$432,483 | \$375,157 | 13.8% |
| Single Family Attached | December 2001 | \$244,060 | \$239,128 | \$208,944 | 16.8% |
| Condominium | December 2001 | \$137,395 | \$147,087 | \$120,875 | 13.7% |

Source: Loudoun County Financial Services

At Place Employment

| | | | | | |
|---------------------------------------|------------------|---------|---------|---------|-------|
| Employees | 3rd Quarter 2001 | 98,128 | 97,200 | 88,823 | 10.5% |
| New Jobs (over previous period) | 3rd Quarter 2001 | 928 | | | |
| Establishments | 3rd Quarter 2001 | 5,097 | 5,075 | 4,688 | 8.7% |
| New Businesses (over previous period) | 3rd Quarter 2001 | 22 | | | |
| Gross Wages (millions) | 3rd Quarter 2001 | \$1,199 | \$1,880 | \$1,200 | -0.1% |

Source: Virginia Employment Commission

Consumer Price Index

| | | | | | |
|--|---------------|-------|-------|-------|------|
| Washington-Baltimore DC/MD/VA (1996=100) | January 2002 | 110.9 | 110.9 | 108.9 | 1.8% |
| US-All Urban Consumers (1982-84=100) | February 2002 | 177.8 | 177.1 | 175.8 | 1.1% |

Source: US Bureau of Labor Statistics

Civilian Labor Force

| | | | | | |
|-------------------|---------------|-----------|-----------|-----------|------|
| Loudoun County | February 2002 | 99,575 | 98,936 | 95,753 | 4.0% |
| Northern Virginia | February 2002 | 1,264,619 | 1,258,897 | 1,231,937 | 2.7% |

Source: Virginia Employment Commission

Resident Employment Estimates

| | | | | | |
|-------------------|---------------|-----------|-----------|-----------|------|
| Loudoun County | February 2002 | 95,413 | 94,788 | 94,550 | 0.9% |
| Northern Virginia | February 2002 | 1,225,534 | 1,217,505 | 1,214,442 | 0.9% |

Source: Virginia Employment Commission

Washington Economic Index

| | | | | | |
|--------------------------|--------------|-------|-------|-------|--------|
| Leading Index (1987=100) | January 2002 | 108.9 | 109.0 | 110.1 | -1.1% |
| Current Index (1987=100) | January 2002 | 100.1 | 105.2 | 113.3 | -11.7% |

Source: Center for Regional Analysis

Non-Residential Vacancy

| | | | | | |
|------------|------------------|-------|-------|-------|--------|
| Total | 1st Quarter 2002 | 18.5% | 16.3% | 14.0% | 32.4% |
| Office | 1st Quarter 2002 | 17.1% | 16.1% | 15.5% | 10.3% |
| Flex | 1st Quarter 2002 | 26.5% | 23.3% | 21.0% | 26.4% |
| Industrial | 1st Quarter 2002 | 12.5% | 10.2% | 5.3% | 138.0% |

Source: Realty Information Group

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